

**CONSTRUCTION MANAGEMENT PLAN**  
**J. Derenzo Properties LLC**  
**43 Charles Street**  
**Needham, MA 02494**

**Project:**  
**16 Stearns Road, Wellesley, Ma.**



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## **Pre-Construction**

J. Derenzo Properties, LLC will meet with Town of Wellesley Building Department & Town Officials to review construction procedures and to finalize all details of this CMP plan prior to any work beginning on site. Prior to mobilization, the Project Manager will hold a pre-construction meeting. At this meeting the subcontractor's personnel will review; along with other topics, these key project-specific items to ensure a successful project for all trades. These key specifics are as follows:

1. Subcontractor orientation of the project (work hours, truck routes, parking, etc.).
2. Specific scope of work is reviewed for content and execution.
3. The project schedule is reviewed for complete acceptance and understanding of expectations and project phasing logic.
4. Safety and housekeeping requirements.
5. A video documenting existing roadway conditions will be made before the start of any construction activities.

## **Perimeter Protection/Public Safety**

J. Derenzo Properties, LLC will work to ensure the staging areas minimize impact to pedestrians and vehicular flow. Secure fencing and barricades will be used to isolate construction areas from pedestrian traffic around the site. In addition, walkway areas near construction activities will be well marked to protect pedestrians and ensure their safety. Proper signage as required will be installed and regularly updated as site conditions change during the construction process.

The project site will have monitoring devices located throughout the site to enhance the security and visual inspection capabilities.

Police detail officers, if required, will be provided to facilitate traffic flow and pedestrian safety. Construction procedures will be designed to meet all Occupational Safety and Health Administration (OSHA) safety standards for specific site construction activities.

## **Safety on Site**

All subcontractors working on site shall provide and maintain all safety measures, procedures and documentation as required by governing agencies. The job site will be enclosed by temporary fencing.

J. Derenzo Properties, LLC will meet the Town Officials to review the proposed traffic management plan to ensure acceptance and compliance with all local jurisdiction. Prior to the start of work by any subcontractor, an on-site safety meeting as required will be reviewed. During this review, all potential hazardous work requirements and the safety plans required to mitigate these risks are identified and confirmed, and construction procedures will be designed to meet all OSHA safety standards for specific site construction activities. With the support of J. Derenzo Properties, LLC, all subcontractors will implement and manage their own Health and Safety program for the project, and all site personnel will be subject to follow the safety orientation and identification guidelines and processes established by J. Derenzo Properties, LLC.

## **Emergency Site Access**

Access to the site for emergency vehicles will be maintained at all times. The proposed site logistic and traffic plans are designed to isolate the construction while providing safe access for both pedestrians and vehicles during normal day-to-day activities and emergencies. Main access will be through gate on Stearns Road, and a secondary access through a man gate at Sprague school parking lot.

## **Material Handling**

All construction material delivery trucks will be loaded and unloaded inside the construction fence through the main gate on Stearns Road, throughout the course of the project. On-site locations will be designated for temporary storage of construction materials (storage containers, palletized shipments, etc.), but locations may change to accommodate construction phasing. Trucks and equipment will follow the designated truck route and be staged at the designated areas. The site offers a great deal of opportunity for material/equipment storage throughout the project build.

## **Site Office Trailer**

A site office trailer will be located on site within the area of the perimeter fencing. Once the shell of the building is completed, the site office will be relocated within the building.

## **Portable Sanitary Facilities**

Portable sanitary facilities will be provided on-site as required by applicable codes at locations appropriate to the stage of construction. The facilities will be maintained on a regular basis to prevent off-site odor migration and cleanliness.

## **Dust Control**

Construction activities generate fugitive dust that will result in localized increases in air-borne particulate levels. To reduce emissions of dust and minimize impacts on the local environment, strictly-enforced mitigation measures will be employed, including:

1. Wetting agents will be used regularly to control and suppress dust that may come from construction activities;
2. Trucks used for the transportation of construction debris will be covered before exiting the project site.
3. Trucks will be required to use construction entrances to minimize off-site tracking prior to entering public streets;
5. Materials stored on site for more than two weeks will have tarps or other approved measures to reduce wind-blow dust potential.

## **Snow Removal**

J. Derenzo Properties, LLC will be responsible for removing snow from all work site areas, including all public sidewalks affected by this project. This will be done daily after each storm to ensure that all sidewalks are clear of snow and ice. Under no condition will the removed snow be disposed of on public property.

## **Site Signage**

Signage will direct pedestrians around the site, as well as direct truck traffic and deliveries. The construction site will have a sign indicating the name of the General Contractor and its contact information, including phone number and email address. This sign will be clearly visible to enable the public to call with any questions or concerns.

## **Abutter Coordination**

During construction, there will be management staff on-site and available for assistance. The phone number and email address for the General Contractor will be posted on-site.

As appropriate, J. Derenzo Properties, LLC will coordinate construction activities with the Town of Wellesley and other on-going construction projects in the area to help minimize the impacts to the community.

## **Material Handling/Construction Debris**

J. Derenzo Properties, LLC will take an active role when it comes to the processing and recycling of construction waste. J. Derenzo Properties, LLC will contract with a licensed waste hauler having off-site sorting capabilities. All construction debris will be taken off site by the hauler, sorted and sent to the proper recycling center or waste facility if needed. All construction debris will be wetted and covered to minimize air-born dust particles. The site area will be policed to pick up any debris that made blow off site during the construction activities, and to generally maintain a clean work environment.

It is anticipated that on-site refueling of machinery will be required during site development. Fuel will also likely be needed for temporary heat on the interior of the buildings and/or exterior façade. All necessary on-site refueling permits and permits/inspections from the plumbing inspector and fire department will be obtained by the site contractor prior to commencing site development activities.

## **Dumpster Location and Loading**

Dumpsters will be located within the construction staging area, will be secured with odor and dust-control measures, as needed. Loading and unloading of the dumpsters will take place within the fenced area. Dumpster pick-ups will be done during normal construction hours and will avoid peak traffic periods.

## **Utility Connections**

There will be multiple utility connections on this project, all located onsite, but some may affect Stearns Road. All utility connections will occur during daytime off-peak hours and will require coordination with each respective utility company, as well as the Town of Wellesley Engineering Division and Water and Sewer Department.

Construction activities within Stearns Road will not occur during school drop-off and pick-up periods when school children may be present. Trenches will be secured and suitably protected so as to not present a hazard to vehicles or pedestrians. Road closures and street-opening permits will be submitted for approval prior to the start of each task.

All right-of-way utility work will conform to the Wellesley Department of Public Works utility standards and moratorium dates, respectively, and as indicated by the Town of Wellesley.

## **Truck Movements During Construction**

Trucks are needed for material removal and delivery from and to the site as the project proceeds. Construction of the project is expected to generate an average of 3 trucks per day for the entire construction period, however truck traffic related to this construction site will vary throughout the construction period with a maximum of approximately 25 trucks per day. Construction contracts will include provisions restricting truck travel to approved routes. The designated truck route will use Route 9 and will expressly prohibit the use of residential roadways (excepting Francis Road and Stearns Road) other than for delivery trucks that may also be making a local delivery.

During time of needed heavy truck use, measures will be employed to prevent queuing trucks on the adjacent roadways. This will be accomplished by staggering truck arrival times and coordinating and or using off site staging areas. The impact of construction trucks in the evening peak hour is expected to be insignificant because most deliveries are completed prior to the end of the typical work day (6:00 P.M.).

Trucks coming to and from the site are required to use major arterial roadways or highways and not local streets. The selection of proposed truck routes is based on the following criteria:

1. Minimizing truck activity in the residential neighborhoods;
2. Designating specific roads where trucks are permitted; and
3. Providing access to and from the major arteries (e.g. Routes 9 and 95).

Trucks accessing the site will follow the following routes:

### **From Interstate 95:**

Take Exit 20 from Interstate 95 NB or SB;  
Turn onto Route 9 – Worcester Street;  
Continue beyond Francis Road for Route 9 U-turn;  
Turn right onto Francis Road;  
Turn right onto Stearns Road to the project site.

### **To Interstate 95:**

Exit the site onto Stearns Road;  
Turn left onto Francis Road;  
Turn right onto Worcester Street (Route 9);  
Turn onto Interstate 95 northbound or southbound.

The designated truck route will expressly prohibit the use of residential roadways (except Francis Road and Stearns Road) other than for delivery trucks that may also be making a local delivery.

A detailed Truck Routing Plan and the individual truck maneuvers for entering and exiting the site will be provided to all site subcontractors.

# Construction Employee Trip Generation

The project has access to public and private parking as well as public transportation. Workers will be encouraged to use one of the many transit options and to carpool. The developer will also require subcontractors to provide sufficient and secure storage areas for workers' equipment to facilitate use of public transportation. With the potential high cost of some parking options, many workers may decide to carpool, thus lessening the number of vehicles coming into the area. In addition, construction workers generally travel before the morning peak hour, lessening the impact that these workers will have on the adjacent street network during the morning and evening peak hours.

## Construction Worker and Staff Parking

On-site parking by construction laborers is not allowed. Any personal vehicles will be restricted from parking at or around the construction site so as to reduce the impact of residential parking. Parking will be expressly prohibited along Stearns Road, Francis Road or other residential streets. Workers who violate this prohibition will be dismissed from the project. Employees will be encouraged to use carpooling, public parking and public transportation. Trade foreman will have the ability to park on site during all phases of construction, all trade laborers will be required to park off-site at any area local public parking locations and or public transportation. A map detailing the location of the local parking facilities with all day public parking (332 spots available on a first-come first serve basis), which include; Tailby Lot/ Railroad Ave Lot/Cameron Lot/Weston Road Lot, will be provided to all sub-contractors. Additionally, sub-contractors will be encouraged to use the Passport Parking App as recommended by the Wellesley Parking Clerk to assist with automatically paying for parking.

## Noise and Odor Control

It is recognized that the site is located adjacent to the Newton Wellesley Center for Alzheimer's Care Center, the Sprague School, Sprague Fields and the adjacent residential neighborhood. There currently exists significant ambient noise from the 43,840 vehicle trips per day on the adjacent Worcester Street (Rte. 9) four-lane highway, however it is expected that the site construction will add to this level during portions of the construction on site.

A significant effort will be made to minimize the noise impact of the project's construction activities. Mitigation measures to be undertaken will include:

1. Using mufflers on equipment and ongoing maintenance of intake and exhaust mufflers.
2. Use of low sulfur fuels.
3. Using less noisy construction operations and techniques where feasible (e.g., mixing concrete off-site instead of on-site).
4. Scheduling equipment operations to keep average levels low, to synchronize noisiest operations with times of highest ambient levels, and to maintain relatively uniform noise levels.
5. Turning off idling equipment.
6. Utilizing saw-cutting methods in lieu of jack-hammering where feasible.
7. Use of a mobile crane for steel erection will reduce street noise associated with truck-mounted equipment, where practical.

## Blasting

All blasting and drilling shall be carried out in accordance with federal, state, and local blasting permit practices. Please see Maine Drilling & Blasting, Inc. controlled blasting plan for complete details.

# Construction Phasing

The proposed site offers a great deal of maneuverability to allow access for construction vehicles and activities. The project is estimated to take between 24-28 months. The initial work will access the site from the existing driveway until the blasting is complete.

- Site contractors will work to begin leveling the property to the northeast and northwest to grade. The initial grading of property will take 1-2wks with 5-7 employees.
- Blasting will begin to remove existing ledge/rock per the blasting plan and engineering plans. This process will take an estimated 20 working days (3-4wks), with up to 2 blasts per day. Total number of blast technicians is estimated at 5-10pl.
- The construction access at the new site garage entry driveway will then be established. This access will include crusher run to be placed in advance of binder to aid any construction vehicles entering in to the site. Creation of the new driveway will take an estimated 1wk with 5 employees.
- The area for the foundation will then be excavated as needed. The foundation forms will then be installed and concrete trucks will have access from all sides of the garage area for the foundation. The foundation excavation, forming of foundation footings/walls, concrete pour, installation of garage podium, which consists of steel columns and concrete deck creating the first-floor deck, is estimated at 5-7 wks with a workforce of 7-10 employees.
- The site has adequate maneuverability with which will provide areas for sub-contractor's equipment and supplies. The perimeter of the building provides access for construction equipment to hoist materials in erecting the wood frame structure. The use of boom lifts and scissor lifts will provide access to all sides of the building to aid the installation of windows, siding, and trim as needed.
- Framing of the new residential areas will begin and it is estimated at 8-12 wks for framing with 10-12 employees, followed by, 6-8wks for enclosing (weather tight), and then 12-16 months for final interior buildout work. At any given point of the build, there will be an estimated 10-25 employees on site.